

Small PHA Plan Update
Annual Plan for Fiscal Year: 2001

Housing Authority of the Borough of Glassboro

Glassboro, New Jersey

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Plan Agency Identification

PHA Name: Housing Authority of the Borough of Glassboro

PHA Number: NJ051

PHA Fiscal Year Beginning: 01/2001

PHA Plan Contact Information:

Name: Ms. Arenda Rolax, Executive Director

Phone: (856) 881 5211

TDD: (856) 881 6607

Email (if available): ghapublichsing@rcn.com

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices

Display Locations for PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ Main administrative office of the local, county or State government
- ☐ Public library
- ☐ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

PHA Programs Administered:

☒ Public Housing and Section 8 ☐ Section 8 Only ☐ Public Housing Only

Annual PHA Plan
Fiscal Year 2001
[24 CFR Part 903.7]

i. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Contents	<u>Page #</u>
Annual Plan	
i. Executive Summary (optional)	
ii. Annual Plan Information	
iii. Table of Contents	
1. Description of Policy and Program Changes for the Upcoming Fiscal Year	2
2. Capital Improvement Needs	2
3. Demolition and Disposition	2
4. Homeownership: Voucher Homeownership Program	3
5. Crime and Safety: PHDEP Plan	4
6. Other Information:	4
A. Resident Advisory Board Consultation Process	
B. Statement of Consistency with Consolidated Plan	
C. Criteria for Substantial Deviations and Significant Amendments	
Attachments	
<input checked="" type="checkbox"/> Attachment A : Supporting Documents Available for Review	8
<input checked="" type="checkbox"/> Attachment B: Capital Fund Program Annual Statement	12
<input checked="" type="checkbox"/> Attachment C: Capital Fund Program 5 Year Action Plan	15
<input type="checkbox"/> Attachment __: Capital Fund Program Replacement Housing Factor Annual Statement	
<input checked="" type="checkbox"/> Attachment D: Public Housing Drug Elimination Program (PHDEP) Plan	21
<input checked="" type="checkbox"/> Attachment E: Resident Membership on PHA Board or Governing Body	28
<input checked="" type="checkbox"/> Attachment F: Membership of Resident Advisory Board or Boards	29
<input checked="" type="checkbox"/> Attachment G: Comments of Resident Advisory Board or Boards & Explanation of PHA Response (must be attached if not included in PHA Plan text)	30
<input type="checkbox"/> Other (List below, providing each attachment name)	

ii. Executive Summary

[24 CFR Part 903.7 9 (r)]

At PHA option, provide a brief overview of the information in the Annual Plan

1. Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

There will be no significant changes to policies or programs at the Housing Authority of the Borough of Glassboro in the coming year that is not covered elsewhere in this Annual Plan. The main new policy changes will be our implementing the new HUD pet provisions for families in public housing and the new community service requirements for those same residents.

2. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. ☒ Yes ☐ No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ 275,502

C. ☒ Yes ☐ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan

The Capital Fund Program 5-Year Action Plan is provided as Attachment: nj051c02

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment: nj051b02

3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability: Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to next component; if "yes", complete one activity description for each development.)

2. Activity Description

Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units <input type="checkbox"/> Public housing for units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:

4. Voucher Homeownership Program

[24 CFR Part 903.7 9 (k)]

- A. ☐ Yes ☒ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If “No”, skip to next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

B. Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- ☐ Establishing a minimum homeowner down payment requirement of at least 3 percent and requiring that at least 1 percent of the down payment comes from the family’s resources

- ☐ Requiring that financing for purchase of a home under its section 8 home ownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- ☐ Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

5. Safety and Crime Prevention: PHDEP Plan

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- A. ☒ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year? \$ 41,260
- C. ☒ Yes ☐ No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.
- D. ☒ Yes ☐ No: The PHDEP Plan is attached at Attachment: nj051d04.

6. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board (RAB) Recommendations and PHA Response

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are attached at Attachment G (nj051g01):
3. In what manner did the PHA address those comments? (select all that apply)
- ☐ The PHA changed portions of the PHA Plan in response to comments
A list of these changes is included
☐ Yes ☐ No: below or
- ☒ ☐ Yes ☐ No: at the end of the RAB Comments in Attachment ____.
- ☒ Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the end of the RAB Comments in Attachment G.

☐ Other: (list below)

B. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: Gloucester County, New Jersey
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☐ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☒ Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)

The FFY 2000-2005 Consolidated Plan for Gloucester County is clear in its **priority goals** for meeting the county's housing needs. Repeatedly, it emphasizes that the number one housing priority is "preservation of the existing affordable housing stock." It also emphasizes the need for rental subsidy through the Section 8 program, and for continuing drug intervention and prevention programs (Executive Summary, pp. i & v).

In stating its **strategic plan**, Gloucester County again emphasizes the need to preserve the existing affordable housing stock, to continue modernization of existing units at the Glassboro Housing Authority, and to further resident service including drug intervention (pp. SP 2 & 6). We quote:

As described in the Housing Needs Assessment, extremely low and low income renter households, extremely low income owner households, especially the elderly, and non-elderly low income owner households experience housing problems the most.... The development of rental units traditionally has not been favored in the County. Therefore, existing programs to assist these household groups consist mainly of payment subsidy programs. The expansion or extension of these programs or services have best addressed the needs of these household groups, and therefore, will be given highest priority (p. SP 9).

The most basic housing problem in Gloucester County is the lack of affordable housing units. Throughout the needs assessment, all other housing problems, such as cost burden or substandard housing, can be attributed to the unavailability of decent, affordable housing. Consequently, the preservation and maintenance of

existing structures in the County is important to ensure that such affordable housing stock will not be lost (p. SP 14).

The Gloucester County Consolidated Plan also points out the Glassboro Housing Authority's efforts to improve the security and quality of life for residents through its Public Housing Drug Elimination Program. The Plan cites the good effort the housing authority has made to develop a tenant patrol, a tutoring program, a parenting program, and computer learning program (p. SP 26).

The Glassboro Housing Authority's Capital Fund Program for modernization clearly supports Gloucester County efforts to maintain and improve its existing housing stock. Its Section 8 program helps to further the goals of making more housing available to lower income families, and its resident support and resident initiatives programs clearly support Gloucester County efforts to improve the quality of life for those families.

☐ Other: (list below)

3. PHA Requests for support from the Consolidated Plan Agency

☐ Yes ☒ No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The Consolidated Plan indicates that through its CDBG programs, the county supports the *Genesis Save the Children* Program, a joint program effort by the Glassboro Housing Authority and the local school district (p. SP 25).

C. Criteria for Substantial Deviation and Significant Amendments

As indicated on page 6 of HUD Notice PIH 2000-43, PHAs that have previously submitted this item need not include it in this year's Annual Plan. The Housing Authority of the Borough of Glassboro submitted this item under Component 18 D in its FY 2000 Annual Plan.

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

A. Substantial Deviation from the 5-year Plan:

B. Significant Amendment or Modification to the Annual Plan:

Attachment A

Supporting Documents Available for Review

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
NA	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
NA	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
NA	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
NA	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
NA	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
NA	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
NA	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
NA	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
NA	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
NA	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
NA	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
NA	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
NA	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
X	PHDEP-related documentation: <ul style="list-style-type: none"> Baseline law enforcement services for public housing developments assisted under the PHDEP plan; Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; Coordination with other law enforcement efforts; Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan. 	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
NA	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
NA	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

NJ051b02. Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the Borough of Glassboro		Grant Type and Number Capital Fund Program: NJ39P05150101 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	5,000			
4	1410 Administration	11,001			
5	1411 Audit	1,000			
6	1415 liquidated Damages				
7	1430 Fees and Costs	12,001			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	216,500			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	10,000			
13	1475 Nondwelling Equipment	10,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency	10,000			
20	Amount of Annual Grant: (sum of lines 2-19)	275,502			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

NJ051b02. Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part II: Supporting Pages**

PHA Name: Housing Authority of the Borough of Glassboro		Grant Type and Number Capital Fund Program #: NJ39P05150101 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Computer upgrade	1408		5,000				
	MOD Coordinator	1410		11,001				
	Fees & Costs	1430		12,001				
	Audit	1411		1,000				
	Contingency	1502		10,000				
NJ051-001	Kitchen countertop/cabinet replacement	1460	20	78,000				
	Repair ceiling damage	1460	30	13,000				
	Bathroom repair	1460	30	38,000				
	Painting	1460	20	4,500				
NJ051-002	Wall repair and painting	1460	40	8,000				
	Remove rust/ corrosion in HVAC	1475	9	5,000				
	Utility room wall and floor repair	1470	9	5,000				
NJ051-003	Floor repair	1460	10	20,000				
	Remove rust /corrosion from HVAC	1475	7	5,000				
	Utility room ceiling and wall repair	1470	7	5,000				
	Entry door weather stripping	1460	40	5,000				
NJ051-005	Bathroom cabinet replacement	1460	40	25,000				
	Entry door replacement	1460	40	25,000				
				\$275,502				

NJ051b02. Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part III: Implementation Schedule**

PHA Name: Housing Authority of the Borough of Glassboro		Grant Type and Number Capital Fund Program #: NJ39P05150101 Capital Fund Program Replacement Housing Factor #:					Federal FY of Grant: 2001
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide							
Computer upgrade	See note						
	below						
NJ051-001	“						
Kitchen countertops							
Ceiling damage							
Bathroom repair							
Painting							
NJ051-002	“						
Wall repair & painting							
Remove rust/corrosion							
Repair utility floor							
NJ051-003	“						
Floor repair							
Removal rust/corrosion							
Fix utility ceiling/ wall							
Door weather stripping							
NJ051-005	“						
Replace bath cabinets							
Replace entry doors							

NOTE: the GHA will obligate all funds within 18 months of receipt from HUD and expend all funds within 36 months of such receipt from HUD.

NJ051c02. Capital Fund Program 5-Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

CFP 5-Year Action Plan		
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
	PHA-Wide	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Staff and Board training	5,000	2002
	5,000	2003
	5,000	2004
	5,000	2005
Fees & costs	13,776	2002
	13,776	2003
	13,776	2004
	13,776	2005
MOD Coordinator	13,776	2002
	13,776	2003
	13,776	2004
	13,476	2005
Resident Initiatives coordinator	30,000	2002
Audit, annually at \$1,000 per year	4,000	2002-2005
Contingency, annually at \$10,000 per year	40,000	2002-2005
Total estimated cost over next 5 years	\$203,908	

NJ051c02.

CFP 5-Year Action Plan		
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
NJ051-001	Ellis Manor	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Roof replacement at 20 residential buildings	100,000	2002
	100,000	2003
	90,000	2004
Graffiti blocker	7,000	2002
	7,000	2003
	7,000	2004
	7,000	2005
Brick repair and refacing	13,000	2002
	14,000	2003
	13,000	2004
	14,000	2005
Siding replacement	12,000	2003
	12,000	2004
	12,000	2005
Window guard installation on 2 nd story	34,000	2005
Site improvements	2,000	2002
	5,000	2003
	2,000	2004
	5,000	2005
Total estimated cost over next 5 years	See next chart	

NJ051c02.

CFP 5-Year Action Plan			
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement			
Development Number	Development Name (or indicate PHA wide)		
NJ051-001	Ellis Manor (continued)		
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)	
Repair and paint walls	10,000	2003	
	10,000	2004	
	10,000	2005	
	Replace furnaces	30,000	2002
		30,000	2003
		30,000	2004
	Replace and repair windows	16,000	2002
		8,000	2003
		8,000	2004
8,000		2005	
Total estimated cost over next 5 years	\$616,000		

NJ051c02.

CFP 5-Year Action Plan		
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
NJ051-002	Whitney Gardens Sites A and B	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Brick repair/refacing	4,600	2002
	5,575	2003
	4,600	2004
	5,625	2005
Repair and paint walls	5,000	2002
	5,000	2003
	5,000	2004
	5,000	2005
Site improvements	2,000	2002
	5,000	2003
	2,000	2004
	5,000	2005
Total estimated cost over next 5 years	\$54,400	

NJ051c02.

CFP 5-Year Action Plan		
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
NJ051-003	Summit Park	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Brick repair/refacing	3,350	2002
	4,375	2003
	3,350	2004
	4,375	2005
Repair and paint walls	5,000	2002
	5,000	2003
	5,000	2004
	5,000	2005
Site improvements	2,000	2002
	5,000	2003
	2,000	2004
	5,000	2005
Total estimated cost over next 5 years	\$49,450	

NJ051c02.

CFP 5-Year Action Plan		
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
NJ051-005	Delsea Manor	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Brick repair/refacing	5,000	2002
	6,000	2003
	5,000	2004
	6,250	2005
Repair and paint walls	5,000	2002
	5,000	2003
	5,000	2004
	5,000	2005
Kitchen repair – floor, counters, cabinets	43,000	2005
Bathroom remodeling – tubs, sinks, toilets	26,000	2004
	53,000	2005
Site improvements	2,000	2002
	5,000	2003
	2,000	2004
	5,000	2005
Total estimated cost over next 5 years	\$178,250	

NJ051d04.

**Housing Authority of the Borough of Glassboro
Public Housing Drug Elimination Program Plan**

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Annual PHDEP Plan Table of Contents:

- 1. General Information/History**
- 2. PHDEP Plan Goals/Budget**
- 3. Milestones**
- 4. Certifications**

Section 1: General Information/History

- A. Amount of PHDEP Grant \$ 41,260**
- B. Eligibility type (Indicate with an "x")** N1_____ N2_____ R X
- C. FFY in which funding is requested 2001**
- D. Executive Summary of Annual PHDEP Plan**

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

The Glassboro Housing Authority uses a comprehensive successful approach to drug prevention. A few of the activities include: an increased police presence for approximately 428 hours of additional services on an as needed basis; supplies for the Voluntary Tenant Patrol; and a contract with Together, Inc. Together, Inc. provides case management, youth recreation, and classes in various educational areas such as GED, computers, job training, parenting, health and nutrition. During 1999, 59 individuals were identified as needing referral for drug counseling programs, 12 of them were referred to residential treatment programs. Over 52% of the children participate in the after-school programs. Since 1994, 23 families were evicted for drug abuse. Between 1998 & 1999, the police have made over 28 arrests on-site, most of which were for drug-related offenses.

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Ellis Manor	76	207

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an "x" to indicate the length of program by # of months. For "Other", identify the # of months).

6 Months_____ **12 Months**_____ **18 Months** X **24 Months**_____ **Other** _____

NJ051d04.

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Grant Start Date	Anticipated Completion Date
FY1998	\$54,000	NJ39DEP0510198	0	N/A	12/21/98	12/20/00
FY 1999	\$39,589	NJ39DEP0510199	\$12,270	N/A	02/02/00	11/18/01
FY 2000	\$41,260	NJ39DEP0510100	\$41,260	N/A	07/19/00	03/18/02

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

The Glassboro Housing Authority uses a comprehensive approach to drug prevention. A few of the activities include: an increased police presence for approximately 428 hours of additional services on an as needed basis; supplies for the Voluntary Tenant Patrol; and a contract with Together, Inc. for an on-site comprehensive drug prevention, intervention, and referral program. Together, Inc. provides case management, youth recreation, and classes in various educational areas such as GED, computers, job training, parenting, health and nutrition. Other partners are the Gloucester County Workforce Development Board, Glassboro School System, Boy and Girl Scouts. The information used in evaluating the grant is provided by the Glassboro Police Department and Together, Inc.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FY 2001 PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	\$15,600
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	\$1,075
9150 - Physical Improvements	
9160 - Drug Prevention	\$11,135
9170 - Drug Intervention	\$13,450
9180 - Drug Treatment	
9190 - Other Program Costs	
TOTAL PHDEP FUNDING	\$41,260

NJ051d04.

C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 - Reimbursement of Law Enforcement					Total PHDEP Funding: \$15,600		
Goal(s)	Increase the Quality of Life for all residents						
Objectives	Reduce arrests, calls for service and warrants served by 1% each year						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount/ Source)	Performance Indicators
1.Police Patrols			12/1/01	6/30/03	15,600		# arrests, # calls for service, # warrants served
2.							
3.							

9115 - Special Initiative						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDE P Funding	Other Funding (Amount/ Source)	Performance Indicators
1.							
2.							
3.							

9116 - Gun Buyback TA Match					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

NJ051d04.

9120 - Security Personnel					Total PHDEP Funding: \$0		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9130 - Employment of Investigators					Total PHDEP Funding: \$0		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9140 - Voluntary Tenant Patrol					Total PHDEP Funding: \$1,000		
Goal(s)	Increase the Quality of Life for all residents & Assist the Glassboro Police Department to keep our development safe.						
Objectives	Increase resident participation by 10% each year						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
1. Patrols	207	207	12/1/01	6/30/03	\$1,000		# residents in Patrol, # hours spent on patrol, # residents attending training by police
2.							
3.							

NJ051d04.

9150 - Physical Improvements					Total PHDEP Funding: \$0		
-------------------------------------	--	--	--	--	---------------------------------	--	--

Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9160 - Drug Prevention					Total PHDEP Funding: \$11,135		
Goal(s)	Increase the Quality of Life for all residents & continue to strengthen our partnerships with other agencies						
Objectives	Increase participation in after school programs by 5%; increase parent participation in Genesis pre-school program by 2%; increase participation in GED by 3%; increase adult participation in all other programs by 5%						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.Contract with Together, Inc.	207	207	12/1/01	6/30/03	\$11,135		# participants in each activity/program, # hours spent in each activity, % of increase in each activity's participation rates
2.							
3.							

9170 - Drug Intervention					Total PHDEP Funding: \$13,450		
Goal(s)	Increase the Quality of Life for all residents & continue to work closely with various agencies involved in drug prevention, intervention and treatment						
Objectives	Increase the number of residents provided with case management services by 5%; and increase the number of residents referred for counseling and treatment by 5%						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.Contract with Together, Inc.	59	207	12/1/01	6/30/03	\$13,450		# residents provided with case management services, referred to counseling, treatment, or other prevention/ intervention services; % of increase over 1999 baseline data
2.							
3.							

NJ051d04.

9180 - Drug Treatment	Total PHDEP Funding: \$0
------------------------------	---------------------------------

Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9190 - Other Program Costs					Total PHDEP Funds: \$0		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

Section 3: Expenditure/Obligation Milestones

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110	Activity 1	\$3,900	Activity 1	\$7,800
9120				
9130				
9140	Activity 1	\$ 269	Activity 1	\$ 538
9150				
9160	Activity 1	\$2,784	Activity 1	\$5,568
9170	Activity 1	\$3,363	Activity 1	\$6,725
9180				
9190				
TOTAL		\$10,316		\$20,631

NJ051d04.

Section 4: Certifications

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the
Small PHA Plan Update Page 26
Table Library

“PHA Certifications of Compliance with the PHA Plan and Related Regulations.”

Required Attachment E (nj051e01):
Resident Member on the PHA Governing Board

1. ☐ Yes ☒ No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board:

B. How was the resident board member selected: (select one)?

- ☐ Elected
☐ Appointed

C. The term of appointment is (include the date term expires):

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- ☐ the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
☐ the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
☒ Other (explain):

Currently the Glassboro Housing Authority does not have a resident commissioner. The last resident commissioner was Melvin Wilt. His term was 4/14/1994 through 4/14/1999. He served until 7/27/1999 when a new commissioner was appointed. The Authority is actively seeking a new resident commissioner for the next expired term.

A new selection process is currently in process as required in 24 CFR Part 964. The mayor and borough are currently reviewing a list of tenants to appoint to the Board of Commissioners. The appointment is expected to take place within the next 30-60 days

B. Date of next term expiration of a governing board member: April 14, 2001

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

Donald T. DiFrancesco	Acting Governor, State of New Jersey
Alvin Shpeen	Mayor, Borough of Glassboro
Michael Rozanski	President, Borough Council
Robert Woonton	Councilperson
Anthony Fiola	Councilperson
Ingress Simpson	Councilperson
Joseph D'Alessandro	Councilperson

Required Attachment F (nj051f01):
Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Glassboro Housing Authority Resident Advisory Board

<u>Name</u>	<u>Address</u>	<u>Phone</u>	<u>Program</u>
Bayard, Charles	138 Grillo Street	307-0553	public housing
Beniquez, Alicia	228 East High Street	307-1357	section 8
Byrd, Eliza	124 Grillo Street	881-8481	public housing
Davis, Carol	9 South Lake Street	881-1642	section 8
Grace, Eddie	175 Delsea Manor	307-7745	public housing
Jenkins, Eric	723 Lincoln Boulevard	883-2481	public housing
Marshall, Raymond	36A Williams Street	863-0427	public housing
Odoms, Joan	725 Roosevelt Lane	881-4846	public housing
Rose, Charlotte	36 Williams Street	881-8544	public housing
Shepherd, Meredith	301 Oakwood Avenue	881-1504	section 8
Smith, Leah	607B New York Road	256-0388	section 8
Solomon, Maggie	127 Grillo Street	881-4687	public housing
Stewart, Edward	137 Grillo Street	863-9543	public housing
Towles, Charles	133 Grillo Street	442-0148	public housing
Towles, James	32A Williams Street	881-8287	public housing

Required Attachment G (nj051g01):
Resident Advisory Board Comments

Meeting of Residents' Advisory Board
March 1, 2001

The following residents were in attendance:

James Towles	32AW	Public Housing
Raymond Marshall	36AW	Public Housing
Charlotte Rose	36W	Public Housing
Charles Towles	133G	Public Housing
Eliza Byrd	124G	Public Housing
Maggie Solomon	127G	Public Housing
Edward Stewart	137G	Public Housing
Charles Bayard, Sr.	138G	Public Housing
Carol Davis	9 S. Lake St.	Section 8
Dona Holmes	Staff	
Wendy Hughes	Staff	
Anna Arnold	Staff	
Arenda Rolax	Staff	

The meeting was opened by Arenda Rolax, Executive Director of the Glassboro Housing Authority. The Executive Director and Glassboro Housing Authority staff reviewed the Authority's Annual Plan Update for fiscal year 2001. The residents discussed each area of the plan, specifically, "1. Description of Policy Changes for the Upcoming Fiscal Year." The following items were discussed in detail:

- Capital Improvement Needs
- Crime and Safety
- PHDEP Plan
- Consistency with Consolidated Plan
- Criteria for Substantial Deviations and Significant Amendments

Attachments were reviewed in detail as listed:

- Capital Fund Program Annual Statement
- 5 Year Action Plan
- PHDEP Plan
- Resident Membership on PHA board
- Membership of Resident Advisory Board

The importance of comments from the Residents Advisory Board was also discussed.

Nj051g01.

Resident board members expressed the following physical improvements that they would like to be addressed:

- ❖ Repair or replacement of exterior building lights at Whitney Gardens and Summit Park.
- ❖ Site Improvements (grading, re-seeding grass at Summit Park, etc.)
- ❖ Structure improvements to buildings that have experienced settlement, causing floors to slope and doors to not close properly.
- ❖ Replacement of floor joists, cross beams and apartment floors that are affected.
- ❖ Installation of carpet at Whitney Gardens and Summit Park.
- ❖ Adjustments in kitchen layouts to allow refrigerators to open all of the way.
- ❖ Summit Park- two heaters in two of the buildings are making noise (may need to replace the circulators).
- ❖ Residents at Whitney Gardens, site B, requested that we remove the dilapidated shed in back of the two-story building
- ❖ Whitney Gardens, site B- residents inquired when the laundry room would again be available on a 24-hour basis.

Discussion took place regarding the laundry room presently being restricted between 8:30 a.m.- 4:30 p.m. because of vagrants sleeping in there at night.

Residents asked that the Housing Authority take action to remove the stray cats that congregate on the property.

Residents at Summit Park asked that we contact the Glassboro Highway Department to move the school buses to another area of the Highway Department yard to eliminate the noise and emission fumes that affects them each morning. The residents asked that the Authority contact the local health official and code official to address the pollution (strong odor) that comes from the factory that is on the corner of Whitney Gardens and Summit Park.

Respectfully submitted,

Arenda Rolax
Executive Director

AR/ aa

GHA Responses to Resident Comments made at the March 1, 2001 Meeting

- ❖ Repair or replacement of exterior building lights at Whitney Gardens and Summit Park.

GHA response: These will be repaired immediately out of the operating budget. If work that is more extensive is needed, modernization monies will be used.

- ❖ Site Improvements (grading, re-seeding grass at Summit Park, etc.)

GHA response: Site improvements are included in the FY 2000 Capital Fund Grant and the Capital Fund Five-year Action Plan.

- ❖ Structure improvements to buildings that have experienced settlement, causing floors to slope and doors to not close properly.
- ❖ Replacement of floor joists, cross beams and apartment floors that are affected

GHA response: Structure improvements due to settlement & replacement of floor joists, cross beams and floors are included in the FY 2001 Capital Fund grant.

- ❖ Installation of carpet at Whitney Gardens and Summit Park.

GHA response: New tile was installed with a CIAP grant approximately 3 years ago. Because the tile is light colored it is hard for tenants to maintain. The Housing Authority will review current Capital Fund budgets to see if carpet can be installed after all of the major items have been completed.

- ❖ Adjustments in kitchen layouts to allow refrigerators to open all of the way.

GHA response: Adjustments to kitchen layout will be addressed in approximately 3-4 months by the Maintenance Staff using the operating budget. If the expense proves to be too great, then the Authority may have to use modernization funds.

- ❖ Summit Park- two heaters in two of the buildings are making noise (may need to replace the circulators).

GHA response: Summit Park heater noise will be addressed immediately by the Maintenance Staff using the operating budget.

- ❖ Residents at Whitney Gardens, site B, requested that we remove the dilapidated shed in back of the two-story building

GHA response: Shed removal at Whitney Gardens, site B will be addressed by the Maintenance Staff in approximately 3 – 4 months.

Nj051g01.

- ❖ Whitney Gardens, site B- residents inquired when the laundry room would again be available on a 24-hour basis.

GHA response: This matter is under review. The Housing Authority will not be able to provide 24-hr. access to tenants until the danger of vagrants obtaining access to the building has been eliminated. It is obvious that a tenant has allowed the intruder to have a key, which is why the present situation exists where access to the laundry room has to coincide with HA office hours.

Residents asked that the Housing Authority take action to remove the stray cats that congregate on the property.

GHA response: This issue will be addressed right away.

Residents at Summit Park asked that we contact the Glassboro Highway Department to move the school buses to another area of the Highway Department yard to eliminate the noise and emission fumes that affects them each morning. The residents asked that the Authority contact the local health official and code official to address the pollution (strong odor) that comes from the factory that is on the corner of Whitney Gardens and Summit Park.

GHA response: These matters will be addressed right away. The Housing Authority will take all appropriate action necessary to work with the local officials to solve the problems.

Meeting of the Residents' Advisory Board (RAB)
March 3, 2001

The following individuals attended:

Charles Towles	133 G	Jim Towles	32AW
Carol Davis	Section 8	Charlotte Rose	36W
Raymond Marshall	36AW	Mae Byrd	124G
Maggie Solomon	127G	Charles Bayard	138G
Eric Jenkins	723L		
	Wendy Hughes	Staff	
	Dona Holmes	Staff	
	Anna Arnold	Staff	
	Arenda Rolax	Staff	
	Richard Campbell	Consultant	

The meeting was called to order by Arenda Rolax, Executive Director, who turned it over to Richard Campbell of Roy Rogers Management Consultants, LLC. Mr. Campbell did an in-depth review of the entire 2001 Annual Plan and entertained comments and questions from the RAB.

The following comments were noted:

Mae Byrd discussed residents and maintenance driving on the lawns at Grillo Street which has created dips and gullies. Ms Rolax stated that with current modernization monies, the lawns would be repaired and concrete paths would be installed so that maintenance could get closer to the buildings without driving on the lawns

Charles Towles asked if the GHA Capital Fund was a part of the Borough of Glassboro's budget. Ms, Rolax stated that it was not. He then asked if the Borough gave the Housing Authority any money toward its budget. Ms Rolax explained that the Housing Authority pays a Payment In Lieu of Taxes (PILOT) to the Borough. GHA also pays the Glassboro Police Department through the Public Housing Drug Elimination Program (PHDEP) for law enforcement services above and beyond baseline services.

Jim Towles asked where he could obtain a copy of the Gloucester County Consolidated Plan. He was told that he could either go to the County to get a copy or review a copy at the GHA Administrative Office.